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life. House contains eleven siry commodious rooms in addition to large nails,
three bath rooms, billiard room, three
storage rooms, closets, laundry, ceilar,
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Owner sailing for Europe a few days go consented to the sale of this house at a discount price or its lease to the right party at carrying charges. No brokers. For further particulars address J. S., box 104 Sun office.

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Any one wishing a high class place should come and look this over, as it must be seen to appreciate its many advantages.

We raise clover and affailin in abundance, as the farm was recently fined, almost 200 tons having been spread over its helds during the last four years. It must be fore June 25th, \$30,000 cash will buy it.

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Forest Hills Gardens WHAT IT IS NOT

No other realty development has created such widespread public interest as Forest Hills Gardens. Newspapers and magazines have repeatedly featured the Gardens, each presenting to its readers their several ideas as to what the development is, and what it stands for. All have agreed that Forest Hills Gardens IS most unique IS most artistic IS most harmonious. But no publication has clearly outlined what the Gardens IS NOT.

FOREST HILLS GARDENS IS NOT a speculative undertaking. The Homes Company does not promise buyers a large future profit as an inducement to purchase its houses or land; nor does it speculate in any of its building or development operations. Its capital is invested not risked. The company discourages speculation and sells preferably to those who expect eventually to reside at Forest Hills Gardens.

FOREST HILLS GARDENS IS NOT an ordinary tract of land, upon which large apartment houses may be built with the idea of earning large profits. Every lot is restricted. The Gardens IS NOT and neve will be a promiscuous neighborhood. Every safeguard has been provided to preserve its character and integrity.

FOREST HILLS GARDENS IS NOT a 'ow cost development. Its houses and lands are not lowpriced. Yet they are most economical, because improvements are permanent, the cost of repairs and maintenance reduced to a minimum, and money invested in the Gardens yields the greatest return in comfort, beauty, pleasure and satisfaction. It is doubtful if a man looking for a permanent home community can get such values for his investment as are represented in Forest Hills Gardens.

FOREST HILLS GARDENS IS NOT a development that offers buyers promises for performances. It has made a clear and full declaration of its intentions and is legally obligated to carry out the terms of the instrument which is filed in the County Clerk's office in the Borough of Queens. As a matter of fact all the improvements called for are already practically completed on the original tract of 142 acres.

FOREST HILLS GARDENS IS NOT planned on ordinary lines. It is not commonplace. It is not to be compared with any other home community, because there exists nothing similar to compare it with. It is unlike anything to be found on the ent re continent.

FOREST HILLS GARDENS IS NOT in danger of any serious loss by fire. The erection of frame houses is not permitted. All buildings and residences are either of brick, stone or stucco, with tile roofs. The construction of all houses is either fireproof or semifireproof. The insurance rates are lower than in any other residential section of New York City.

FOREST HILLS GARDENS IS NOT a place where the same lots and houses are offered at different prices. The Company has no "asking price." Every price printed or quoted is the selling price. Offers are neither solicited nor entertained. Prices and terms are the same to every one. No exceptions are made to this rule. Houses and lots are offered for sale on reasonable terms.

The above is a brief outline of what Forest Hills Gardens IS NOT. Only a visit can tell adequately what it IS. That it appeals strongly to those in search of a home place of unusual character is evidenced from the sales of houses and land, in excess of \$2,000,000, in less than two years. And these sales have been confined to persons whose social and financial references have been thoroughly investigated by the Homes Company before approving their applications for ownership.

LONG ISLAND ELECTRIC TRAINS leave Pennsylvania Terminal, Manhattan, at frequent intervals, arriving at Forest Hills Station in from 13 to 15 minutes. Or, 25 minutes from Herald Square by motor car via Queensborough (59th St.) Bridge and Hoffman Boulevard to the property.

FOR TRANSPORTATION, BOOKLETS, OR ANY DESIRED INFORMATION, ADDRESS DEPT. B, NEW YORK OFFICE

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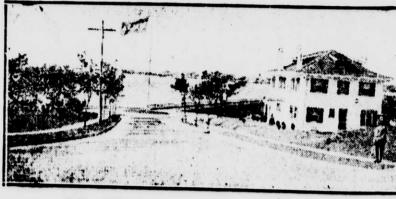
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Hest values in any high grade restricted American neighborhood; houses guaranteed by the Company; best material and workmanship; ranging from 7 rooms and bath at 86,500, to 10 rooms and two baths on large corner plot at \$11,000; distinctive designs; large living rooms, open fire-places and every improvement; easy terms to suit. Thirty minutes out on Main line L. I. R. R. three minutes to station. Tennis courts, stores, schools, churches; retined community. STANDARD HOME CONSTRUCTION CO., 1 West \$4th St. Telephone Greeley 6546.

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